

6. The applicant has indicated that the lot would be available for use by neighborhood residents when unused by the church.

7. The lot will have a capacity of approximately twenty vehicles. There will be no commercial advertising signs.

8. Access to and from the lot will be by way of the existing church lot to Gales Street or by way of the alleys.

9. The Office of Planning and Development by report dated March 19, 1979, recommended that the application be conditionally approved. The recommendation was based on the location of the proposed parking lot in the interior of the square, the fact that it is bounded on three sides by alleys or vacant land, and the opinion of OPD that its use will not adversely impact neighboring properties. In addition, its use by the church will occur only during Sunday services and evenings during church functions. At other times, the lot will be available for community use. A field survey during weekday working hours indicated that on-street parking in the immediate vicinity of the church is in short supply. The conditional recommendation was based on the applicant's compliance with Article 74 of the Zoning Regulations. The Board so finds.

10. The Department of Transportation by letter of March 19, 1979, stated that the application was reviewed and that no adverse impacts were identified.

11. Advisory Neighborhood Commission 6A made no recommendation on the application.

12. There were two letters from neighboring residents opposing the application on the grounds that the applicant already had a parking lot which was not always in use, and that the unpaved alley results in a serious drainage problem especially when it rained.

13. In addressing the concerns of the neighbors the Board finds that with the applicant's compliance with Article 74 of the Zoning Regulations, hereinafter mandated these complaints will be alleviated.

CONCLUSIONS OF LAW AND OPINION:

Based on the record, the Board concludes that the applicant has substantially met the requirements of Paragraph 3104.44. The parking lot is to be used by the church and will have no commercial advertising signs. The Department of Transportation report stated that there will be no adverse effects on the neighborhood. The Board concludes that the parking lot is reasonably necessary and convenient to the main church use located immediately to the south.

The Board further concludes that the relief sought is in harmony with the general purpose and intent of the Zoning Regulations and maps. Accordingly, it is ORDERED that the application be GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. Approval shall be for a period of Five (5) years from the date of this Order.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Charles R. Norris, Chloethiel Woodard Smith, William F. McIntosh and Leonard L. McCants to grant SUBJECT TO CONDITIONS)

BY ORDER OF D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER 4 JUN 1979

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.